

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Town Planning – Guntagarlapadu Village, Vissapalem Gram Panchayat (covered by the Master Plan of Narasaraopet Municipality) Guntur District – Certain variation to the Master Plan - Change of land use from No Land use to Residential use in Sy.Nos.106/3 (Part), 4 (Part) and 107/1(Part) of Guntagarlapadu Village, Vissapalem Gram Panchayat, Narasaraopet Mandal, Guntur District to an extent of 4165.96 Sq. Mtrs. - Draft Variation – Confirmed – Orders - Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

**G.O.Ms.No. 10.**

**Dated the 8<sup>th</sup> January, 2010.**

**Read the following :-**

1. G.O.Ms.No.489 MA., dated 7.8.1993.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4175/2009/G, dated 26.6.2009.
3. Government Memo.No.10215/H1/2009-1, Municipal Administration and Urban Development Department, dated 11.11.2009.
4. From the Commissioner of Printing, A.P., Extraordinary Gazette No.512, Part-I, dated 16.11.2009.
5. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4175/2009/G, dated 29.12.2009.

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**ORDER:**

The draft variation to the Narasaraopet General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.489 MA., dated 7.8.1993 was issued in Government Memo. No. 10215/H1/2009-1, Municipal Administration and Urban Development Department, dated 11.11.2009 and published in the Extraordinary issue of A.P. Gazette No.512, Part-I, dated 16.11.2009. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 29.12.2009 has stated that the Panchayat Secretary, Issapalem Gram Panchayat has informed that the applicant has paid an amount of Rs.1,15,920/- (Rupees one lakh fifteen thousand nine hundred and twenty only) towards development charges as per G.O.Ms.No.158 MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

( BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH )

**T. S. APPA RAO,  
PRINCIPAL SECRETARY TO GOVERNMENT.**

To  
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.  
The Director of Town and Country Planning, Hyderabad.  
The Regional Deputy Director of Town Planning, Guntur.  
The Panchayat Secretary, Issapalem Gram Panchayat, Guntagarlapadu Village,  
Narasaraopet Mandal, Guntur District.  
The Municipal Commissioner, Narasaraopet Municipality, Guntur District.

**Copy to:**

The individual through the Municipal Commissioner, Narasaraopet Municipality, Guntur District.  
The District Collector, Guntur District.  
The District Collector,  
The Private Secretary to Minister for MA&UD.  
SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

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**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Narasaraopet Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 512, Part-I, dated 16.11.2009 as required by clause (b) of the said section.

**VARIATION**

The site in Sy.Nos.106/3 (Part), 4(Part) and 107/1(Part) of Guntagarlapadu Village, Vissapalem Gram Panchayat, Narasaraopet Mandal, Guntur District to an extent of 4165.96 Sq. Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for No Land use in the General Town Planning Scheme (Master Plan) of Narasaraopeta Town sanctioned in G.O.Ms.No.489 MA., dated 7.8.1993 is designated for Residential use by variation of change of land use as marked "ABC&D" as shown in the revised part proposed land use map GTP.No.6/2009/G, which is available in Municipal Office, Narasaraopeta Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall obtain prior approval / permission from the competent authority for any development in the proposed site in future.
8. The applicant shall pay 14% of proportionate open space cost and betterment charges etc.,
9. The applicant shall hand over the site affected portion in road widening due to widening of existing 54 feet wide road towards eastern side, which is proposed to be widened to 60 feet wide as per Master Plan affecting equally on both sides, to the Vissapalem Gram Panchayat through registered gift deed at free of cost.
10. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUNDARIES**

- North : Vacant site of T.Hanumantha Rao and A.Kondala Rao.  
(No land use as per Master Plan)
- East : Existing 54 feet wide road to be widened to 60 feet wide.
- South : Vacant site of T.Hanumantha Rao and A.Kondala Rao.  
(No land use as per Master Plan)
- West : Vacant site of T.Hanumantha Rao and A.Kondala Rao.  
(No land use as per Master Plan)

**T. S. APPA RAO,**  
**PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER